

052.0
test PDF Combine only0002
Map0001.A
Block

Lot

2 of 2
1

Commercial

ARLINGTON

Total Card / Total Parcel
APPRAISED: 1,113,400 / 50,489,500
USE VALUE: 1,113,400 / 50,489,500
ASSESSED: 1,113,400 / 50,489,500Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30-50		MILL ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: US REIF BRIGHAM SQUARE	
Owner 2: MASSACHUSETTS LLC	
Owner 3:	
Street 1: 1270 SOLDIERS FIELD RD	
Street 2:	
Twn/City: BOSTON	
St/Prov: MA	Cntry:
Postal: 02135	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3.868 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Office - C Building built about 2012, having primarily Conc. Panel Exterior and 3024 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		0	Sq. Ft.	Site			0	0.	0.00	AG																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
112	0.000	1,113,400			1,113,400		
							35893
							GIS Ref
							GIS Ref
							Insp Date
							10/02/18

Total Card	0.000	1,113,400		1,113,400	Entered Lot Size
Total Parcel	3.868	41,869,600	35,900	8,584,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit	/Card: 368.19	Land Unit Type:
				/Parcel: 320.94	

Parcel ID: 052.0-0002-0001.A

!4315!

PRINT

Date	Time
12/30/21	00:21:42

LAST REV

Date	Time
05/14/19	15:09:59

apro

4315

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Sign:

VERIFICATION OF VISIT NOT DATA _____/_____/_____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 112 Apts. 8 Plus

Prime NB Desc: APT GOOD

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Patriot
Properties Inc.

PROPERTY LOCATION

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30-50		MILL ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: US REIF BRIGHAM SQUARE	
Owner 2: MASSACHUSETTS LLC	
Owner 3:	

Street 1: 1270 SOLDIERS FIELD RD

Street 2:

Twn/City: BOSTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02135 Type:

PREVIOUS OWNER

Owner 1: SP5 WOOD ALTA MILL STREET LLC -

Owner 2: C/O WOOD PARTNERS -

Street 1: ONE CONCORD FARMS

Twn/City: CONCORD

St/Prov: MA Cntry:

Postal: 01742

NARRATIVE DESCRIPTION

This parcel contains 3,868 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Hi Rise Building built about 2012, having primarily Conc. Panel Exterior and 154293 Square Feet, with 119 Units, 179 Baths, 0 3/4 Bath, 0 HalfBath, 422 Rooms, and 185 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		168486		Sq. Ft.	Site		0	0.	0.00	AG																
112	Apts. 8 Plus		116		No. of Un	Site		0	74,000.	1.00	AG									8,584,000						8,584,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
112	168486.000	40,756,200	35,900	8,584,000	49,376,100	
Total Card	3.868	40,756,200	35,900	8,584,000	49,376,100	Entered Lot Size
Total Parcel	3.868	41,869,600	35,900	8,584,000	50,489,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	320.02	/Parcel: 320.94	Land Unit Type:

User Acct	35893
GIS Ref	
GIS Ref	
Insp Date	
06/29/12	

USER DEFINED	
Prior Id # 1:	35893
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	00:21:36
LAST REV	
Date	Time
09/24/20	15:52:51
4315	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
SP5 WOOD ALTA M	63130-119	12/30/2013	Intra-Corp
CSB TRANSACTION	56976-64	6/13/2011	Change>Sale
Cambridge Savin	52700-523	5/24/2009	Bank Sale

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2014	1533	Manual	300					Install 2 sets of
11/10/2014	1532	Sign	315					Install 4 window v
11/10/2014	1531	Sign	315					Installation of 4
10/16/2013	1535	Manual	5,000	C				
10/4/2013	1480	Addition	373,875	C				
6/11/2013	831	Sign	27,045					
10/11/2011	1270	Manual	13,721					INSTALL CONCRETE E
8/23/2011	902	New Buil	4,575,738					116 UNIT APARTMENT
8/17/2011	878	Demoliti	300,000					ENTIRE STRUCTURE I

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2019	I & E Return	JO	Jenny O
10/2/2018	Left Notice	PH	Patrick H
2/16/2017	I & E Return	EMK	Ellen K
3/28/2016	I & E Return	EMK	Ellen K
3/3/2014	Info Fm Prmt	EMK	Ellen K
1/28/2014	Info Fm Prmt	EMK	Ellen K
7/12/2013	Info Fm Prmt	EMK	Ellen K
6/29/2012	Meas/Inspect	JBS	JOHN S
4/2/2009	Info At Door	201	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION test PDF Combine only			BATH FEATURES			COMMENTS			SKETCH								
Type: 84 - Apt-Hi Rise	Full Bath: 179	Rating: Very Good	A Bath:	Rating:	6												
Sty Ht: 4 - 4 Story	3/4 Bath:	Rating:															
(Liv) Units: 119	Total: 120		A 3QBth:	Rating:													
Foundation: 1 - Concrete	1/2 Bath:	Rating:	A HBth:	Rating:													
Frame: 1 - Wood	OthrFix:	Rating:															
Prime Wall: 25 - Conc. Panel																	
Sec Wall: 2 - Clapboard	20%																
Roof Struct: 4 - Flat																	
Roof Cover: 11 - Membrane	Kits: 116	Rating: Very Good															
Color:	A Kits:	Rating:															
View / Desir:	Fpl:	Rating:															
GENERAL INFORMATION			WSFlue:	Rating:													
Grade: B - Good			CONDO INFORMATION			RESIDENTIAL GRID											
Year Blt: 2012	Eff Yr Blt:		Location:														
Alt LUC:	Alt %:		Total Units:														
Jurisdct: G16	Fact:	.	Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
INTERIOR INFORMATION			DEPRECIATION			REMODELING			RES BREAKDOWN								
Avg Ht/FL: 9	Phys Cond: AV - Average	5.6 %	Functional:			No Unit	RMS	BRS	FL								
Prim Int Wal 2 - Plaster			Economic:			18	1	1	M								
Sec Int Wall:		%	Special:			35	4	1	1								
Partition: T - Typical			Override:			66	4	2	M								
Prim Floors: 15 - Carpet																	
Sec Floors:		%															
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar: 116																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 116																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled: 100																
CALC SUMMARY			COMPARABLE SALES			SUB AREA			SUB AREA DETAIL								
Basic \$ / SQ: 168.00 Size Adj.: 0.80000001 Const Adj.: 1.41870224 Adj \$ / SQ: 190.674 Other Features: 2117422 Grade Factor: 1.33 NBHD Inf: 1.00000000 NBHD Mod: LUC Factor: 1.00 Adj Total: 43143620 Depreciation: 2416043 Final Total: 40756200			Rate Parcel ID Typ Date Sale Price WtAv\$/SQ: AvRate: Ind.Val Juris. Factor: 1.00 Before Depr: 253.60 Special Features: 28600 Val/Su Net: 203.63 Final Total: 40756200 Val/Su SzAd: 264.15			Code Description Area - SQ Rate - AV Undepr Value FFL First Floor 41,536 190.670 7,919,819 GAR Garage 41,536 21.370 887,455 SFL Second Floor 41,536 190.670 7,919,819 TFL Third Floor 41,536 190.670 7,919,819 UFL Upper Floor 29,685 190.670 5,660,146 PAT Patio 4,324 3.320 14,335			Sub Area % Usbl Descrip % Type Net Sketched Area: 200,153 Total: 30,321,393 Size Ad: 154293 Gross Area: 200153 FinArea: 154293								
MOBILE HOME			Make:	Model:	Serial #	Year:	Color:	IMAGE									
SPEC FEATURES/YARD ITEMS										AssessPro Patriot Properties, Inc							
PARCEL ID 052.0-0002-0001.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
61	Elev-Pas	D	S	2 1		A	AV	2013	15,000.00	T	4.8	112			28,600		28,600
67	Kiosk	D	Y	1 14x16		A	FR	2012	172.32	T	7	112			35,900		35,900
More: N	Total Yard Items:	35,900	Total Special Features:	28,600	Total:	64,500											



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Street 2:	

Twn/City: BOSTON	
St/Prov: MA	Cntry:
Postal: 02135	Type:

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Owner 2: C/O WOOD PARTNERS -	
Street 1: ONE CONCORD FARMS	
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	Amount
	Com. Int

PROPERTY FACTORS

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o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

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User Acct	35893
GIS Ref	
GIS Ref	
Insp Date	
06/29/12	

USER DEFINED

Prior Id # 1:	35893
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	00:21:36
LAST REV	
Date	Time
09/24/20	15:52:51
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	41,869,600	35900	168,486.	8,584,000	50,489,500		Year end	12/23/2021
2021	112	FV	41,869,600	35900	168,486.	8,294,000	50,199,500		Year End Roll	12/10/2020
2020	112	FV	39,776,500	35900	168,486.	7,540,000	47,352,400	47,352,400	Year End Roll	12/18/2019
2019	112	FV	34,205,000	37400	168,486.	7,540,000	41,782,400	41,782,400	Year End Roll	1/3/2019
2018	112	FV	34,205,000	37400	168,486.	7,540,000	41,782,400	41,782,400	Year End Roll	12/20/2017
2017	112	FV	31,931,900	37400	168,486.	5,916,000	37,885,300	37,885,300	Year End Roll	1/3/2017
2016	112	FV	31,931,900	37400	168,486.	5,916,000	37,885,300	37,885,300	Year End	1/4/2016
2015	112	FV	24,030,400	0	168,486.	5,220,000	29,250,400	29,250,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SP5 WOOD ALTA M	63130-119		12/30/2013	Intra-Corp	50,500,000	No	No		
CSB TRANSACTION	56976-64		6/13/2011	Change>Sale	5,568,000	No	No		
Cambridge Savin	52700-523		5/24/2009	Bank Sale	4,900,000	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
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11/10/2014	1532	Sign	315					Install 4 window v
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11/10/2014	1530-1536	Sign	8,500					
10/16/2013	1535	Manual	5,000	C				
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1/28/2014	Info Fm Prmt	EMK	Ellen K
7/12/2013	Info Fm Prmt	EMK	Ellen K
6/29/2012	Meas/Inspect	JBS	JOHN S
4/2/2009	Info At Door	201	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

